

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 29
Meeting Date: 10/11/01

SUBJECT: LIFETIME FITNESS #SIP-2001.61

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

q-j

BRIEF: This is the second public hearing for Life Time Fitness for a time extension at 1616 West Buena Vista Drive.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the sencond public hearing for **LIFE TIME FITNESS** (Patricia & Tom Tait, Sr./Straight Investments, property owners) for re-approval for a site plan at 1616 West Buena Vista Drive. The applicant requests the following approvals from the City of Tempe:

#SIP-2001.61 A site plan for Life Time Fitness consisting of 108,000 s.f. on approximately 12 net acres in the I-1/I-2 Zoning District located at 1616 West Buena Vista Drive, including the following:

Use Permit:

Allow a full service health club and fitness center consisting of 108,000 s.f.

Document Name: 20011011devsrh08

Supporting Documents: Yes

SUMMARY: The applicant is requesting re-approval of a site plan at 1616 West Buena Vista Drive. On October 26, 2000, the City Council approved a site plan and use permit for Life Time Fitness to allow a new 2-story health club and fitness center consisting of 108,000 s.f. Due to various pre-existing construction and financial commitments, Life Time Fitness will not be able to obtain permits for construction within one year of the original Council approval, as required. Therefore, the owners are requesting re-approval to enable them to obtain permits for construction. No modifications will be made to the previously approved plan. Staff recommends approval and to date, no public comments have been received. **Note: The first public hearing for this case was held on September 20, 2001.**

RECOMMENDATION: Staff – Approval, subject to conditions
Public – None to date

- ATTACHMENTS:**
- 1 List of Attachments
 - 2 History & Facts / Description
 - 3 Comments / Reason(s) for Approval
 - 4-5 Conditions of Approval
 - A. Location Map
 - B. Plan of Development/Site Plan
 - C. Floor Plan
 - D. Elevations
 - E. Conceptual Landscape Plan
 - F. Letter of Explanation/Intent
 - G. Letter of Explanation for Re-Approval (7/31/01)

HISTORY & FACTS:

October 24, 1978.

Planning Commission approved the rezoning from AG, Agricultural Zoning District to the I-1 Light Industrial and I-2 General Industrial Zoning Districts for 154.3 acres. (Vote: 7-0)

November 30, 1978.

City Council approved the rezoning from AG, Agricultural Zoning District to the I-1 Light Industrial and I-2 General Industrial Zoning Districts for 154.3 acres.

February 10, 2000.

City Council approved a Final Subdivision Plat consisting of 5 lots on an undeveloped 139 net acre parcel at 8550 S. Priest Dr.

September 21, 2000.

City Council approved an Amended Subdivision Plat for two lots on 65.47 acres at 8200 S. Priest Dr. Note: Address change to 1616 W. Buena Vista Dr.

September 26, 2000.

Planning Commission approved a use permit for a full service health club and fitness center consisting of 108,000 s.f. located at 1616 W. Buena Vista Dr. (Vote: 7-0)

October 26, 2000.

City Council approved a use permit for a full service health club and fitness center consisting of 108,000 s.f. located at 1616 W. Buena Vista Dr.

February 08, 2001.

City Council approved an Amended Final Subdivision Plat for Lot 5 located at 8550 S. Priest Dr.

August 15, 2001.

Design Review Board re-approved the building elevations, site plan and landscape plan for Life Time Fitness located at 1616 W. Buena Vista Dr.

September 4, 2001.

The Hearing Officer re-approved the variance to allow an over height skylight (27' above the building roof) for Life Time Fitness located at 1616 W. Buena Vista Dr.

September 20, 2001.

City Council held their first public hearing for re-approval for a site plan and use permit located at 1616 W. Buena Vista Dr.

DESCRIPTION:

Owner – Tait Development Inc., Tom Tait
Applicant – Nancy Gunderson
Engineer – Landform Engineering Co.
Existing zoning – I-1/I-2
Net site area – 11.99 net acres
Total bldg. area – 108,000 s.f.
Lot coverage – 13.2%
Parking required – 637 spaces
Total Parking provided – 660 spaces
Bicycle parking required – 72 spaces
Bicycle parking provided – 72 spaces
Landscaping – 25%

Use Permit:

To allow a full service health club and fitness center consisting of 108,000 s.f.

COMMENTS: The applicant is requesting re-approval of a site plan located at 1616 West Buena Vista Drive on the west side of Priest Drive approximately one-half (1/2) mile north of Warner Road.

On October 26, 2000, the City Council approved a site plan and use permit for Life Time Fitness to allow a new 2-story health club and fitness center consisting of 108,000 s.f. on approximately 12 net acres in the I-1 and I-2 zoning districts. Due to various pre-existing construction and financial commitments, Life Time Fitness will not be able to obtain permits for construction within one year of the original Council approval, as required. Therefore, the owners are requesting re-approval to enable them to obtain permits for construction. No modifications will be made to the previously approved plan.

Life Time Fitness proposes to develop a family fitness and recreation center which provides its members with state-of-the-art exercise facilities and a broad array of equipment and services to meet the health fitness and wellness needs of the entire family. The applicant has modeled their proposed fitness facility after 17 existing Life Time Fitness facilities located in the Midwest and on the East Coast. Life Time Fitness caters to both individuals and families. The facility is available 24 hours a day, 7 days a week. Some of the uses and services include basketball courts, racquetball/squash, swimming areas (both indoor and outdoor), rock climbing, child care, juice bar, small cafes, salons, aerobics, free weights and exercise machines.

The applicant's parking requirement for this project has been determined to be 637 spaces and the applicant has provided 660 spaces. Staff has recommended deleting 9 parking spaces in order to conform to zoning ordinance 808, thus leaving 651 available parking spaces.

Staff believes that this use would be complimentary to, and should not have any negative impacts on, the adjacent properties and uses in the area. Therefore, staff is in support of this request, and to date, no public comments have been received.

**REASON(S) FOR
APPROVAL:**

1. The proposed use permit appears to be appropriate for the area and should have no detrimental effects on adjacent properties.

**CONDITION(S)
OF APPROVAL:**

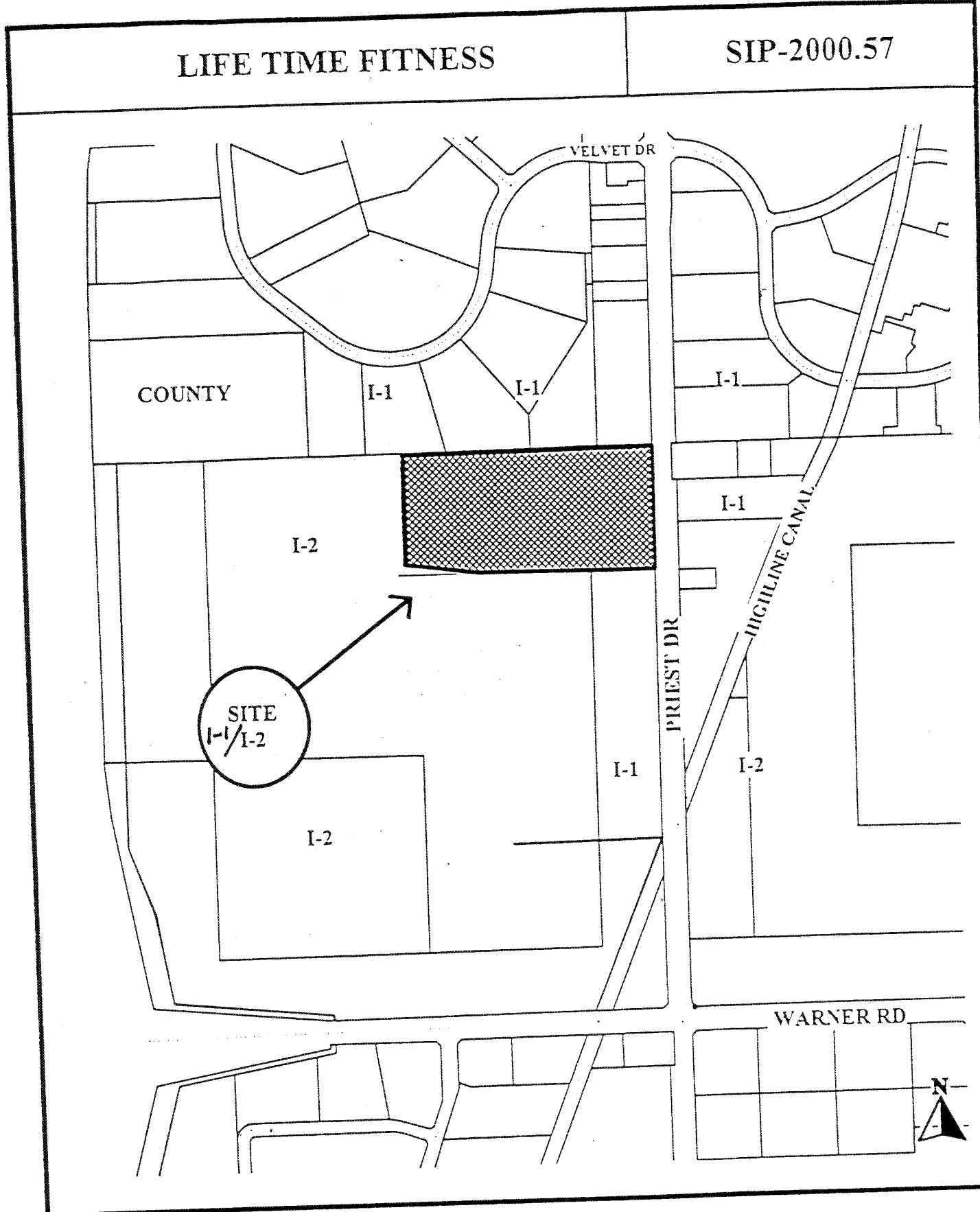
1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. A valid building permit shall be obtained and substantial construction commenced by **OCTOBER 11, 2002** or the use permit(s) shall be deemed null and void.
5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
6. The use permit is non-transferable and is issued to the applicant only.

7. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
8. *Sidewalk/pedestrian connection shall be extended from main driveway off of Buena Vista Drive and connected to the on-site pedestrian walkway.

*Added by Commission.

LIFE TIME FITNESS

SIP-2000.57



Location Map

A



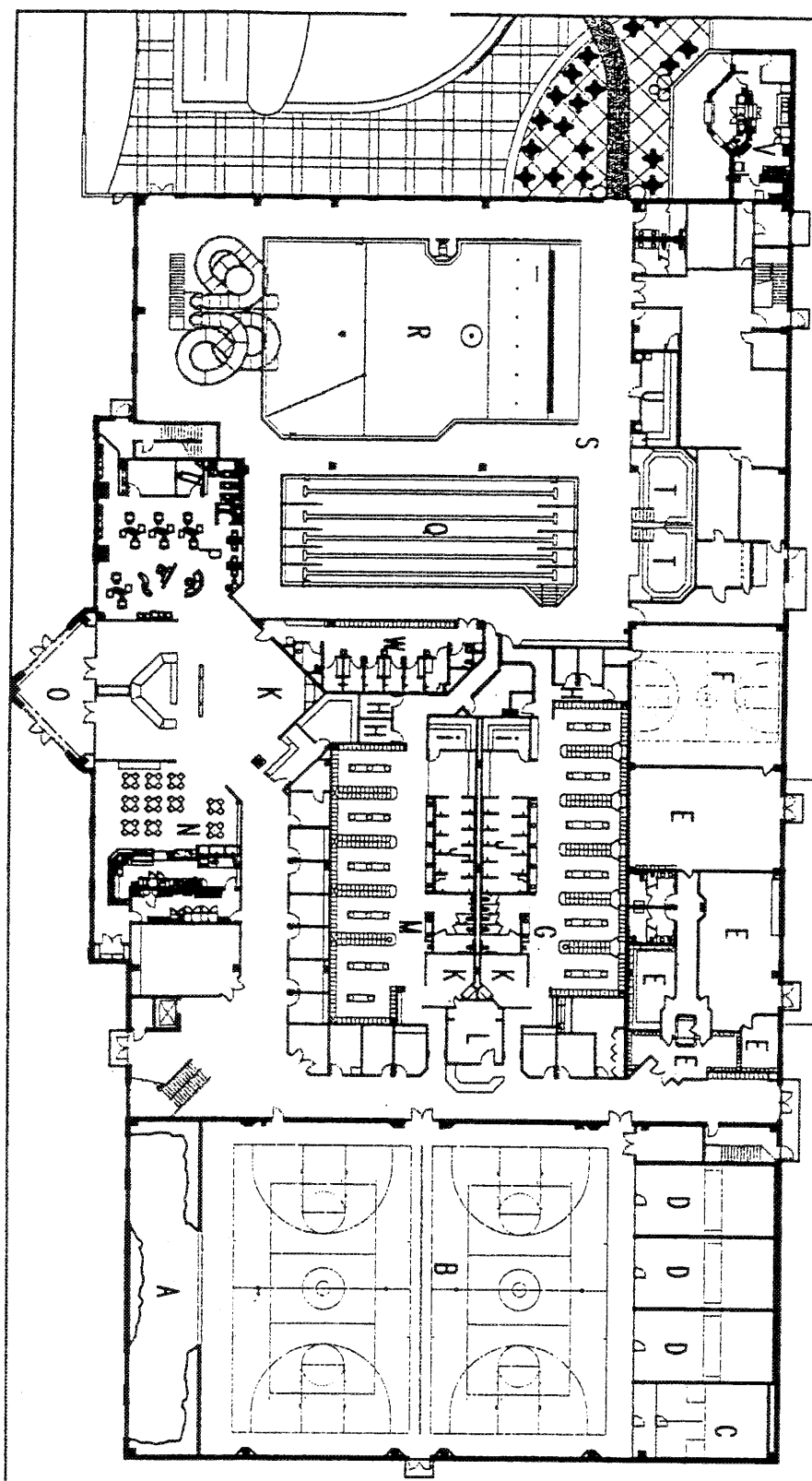
- A. ROCK CLIMBING WALL 1,780 SQ'
- B. GYMNASIUM 11,470 SQ'
- C. SQUASH COURT 785 SQ'
- D. RACQUET BALL COURTS 2,400 SQ'
- E. CHILD CARE CENTER 3,549 SQ'
- F. CHILD CARE GYMNASIUM 1,700 SQ'
- G. WOMEN'S LOCKER ROOM 2,865 SQ'

- H. TANNING ROOMS 325 SQ'
- I. STEAM ROOMS 234 SQ'
- J. SHOWER AREAS 200 SQ'
- K. T.V. LOUNGES 1,236 SQ'
- L. TOWEL DESK 264 SQ'
- M. MEN'S LOCKER ROOM 2,865 SQ'
- N. JUICE BAR 1,835 SQ'
- O. VESTIBULE 550 SQ'

- P. HAIR SALON 1,713 SQ'
- Q. LAP POOL 2,426 SQ'
- R. LEISURE POOL 4,100 SQ'
- S. POOL DECK 8,510 SQ'
- T. WHIRL POOLS 700 SQ'
- U. SAUNA'S 250 SQ'
- V. OUTDOOR BISTRO 760 SQ'
- W. FAMILY LOCKER ROOM 934 SQ'

THESE SQUARE FOOTAGES ARE BASED ON GROSS AREA DUE TO UPDATED INVESTIGATIVE REVISIONS THEY A BASED UPON A PRELIMINARY DRAWING UNTIL FCA FINAL APPROVAL.

NOTE: BALANCE OF GROSS SQUARE FOOTAGE CONSISTS OF CORRIDOR, OFFICE, EQUIPMENT ROOMS, WALLS, ETC.



FCA
CONSTRUCTION
LIFE TIME FITNESS

6442 City West Parkway, Suite 100
Eden Prairie, MN 55344
phone (612) 947-0000
fax (612) 946-9794

PROJECT:
LIFETIME
FITNESS
TEMPE, AZ

TITLE:
FIRST FLOOR

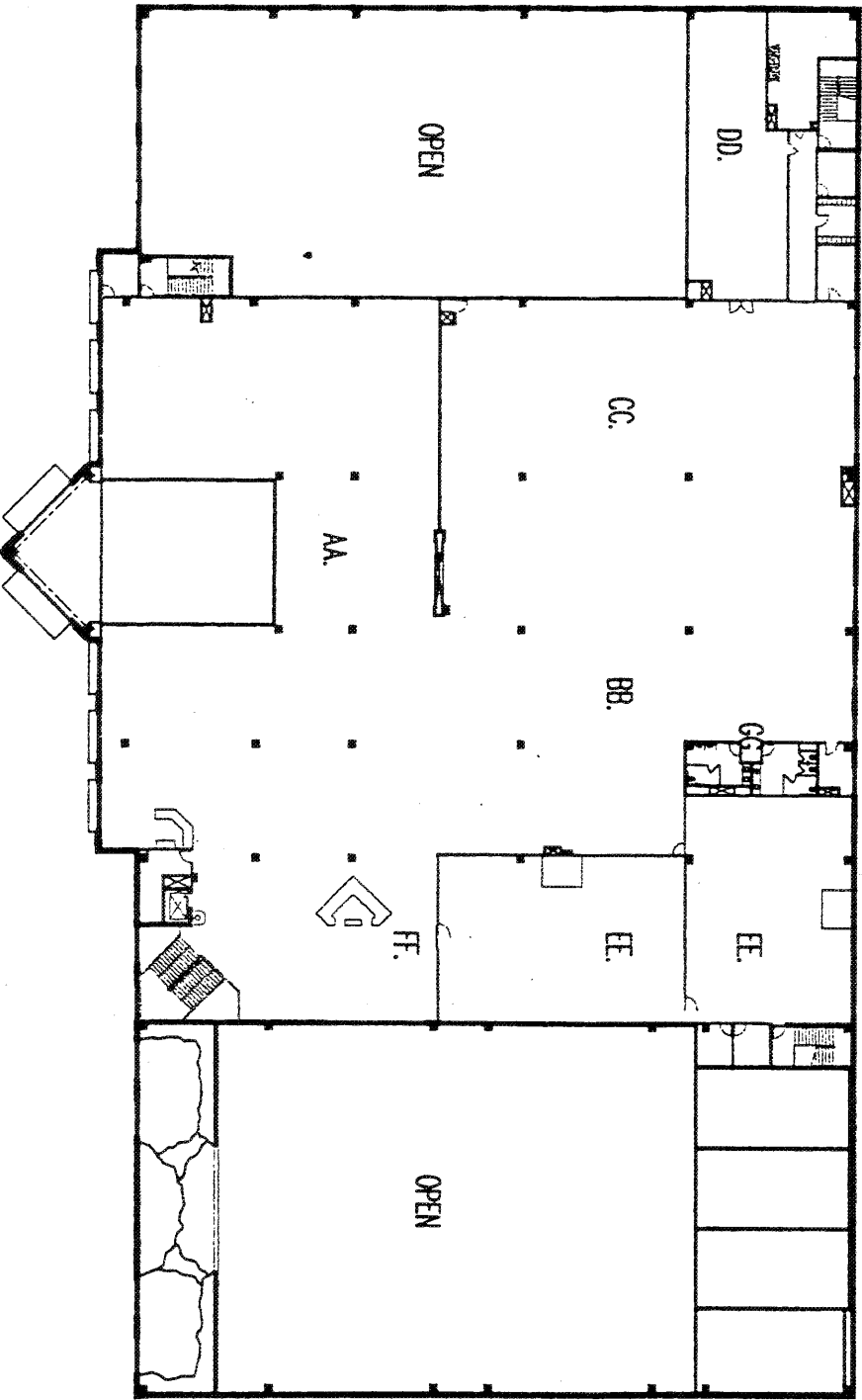
SHEET INFO:
SCALE: N.T.S.
DATE: 8/30/00
REVISIONS: REV. DATE

A.1

- AA. CARDIOVASCULAR TRAINING 10,450 SQ'
- BB. RESISTANCE TRAINING AREA 7,582 SQ'
- CC. FREE WEIGHTS TRAINING 6,214 SQ'
- DD. WELLNESS/ PREVENTIVE HEALTH 1,672 SQ'
- EE. AEROBICS TRAINING AREA 5,540 SQ'
- FF. DIAGNOSTICS STRETCH AREA 2,570 SQ'
- GG. REST ROOMS 320 SQ'

NOTE: BALANCE OF GROSS SQUARE FOOTAGE
CONSISTS OF CORRIDOR, OFFICE, EQUIPMENT ROOMS, WALLS, ETC.

THESE SQUARE FOOTAGE'S ARE BASED ON GROSS AREA
DUE TO UPDATED INVESTIGATIVE REVISIONS
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FCA
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LIFE TIME FITNESS

6442 City West Parkway, Suite 100
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Fax (612) 946-9794

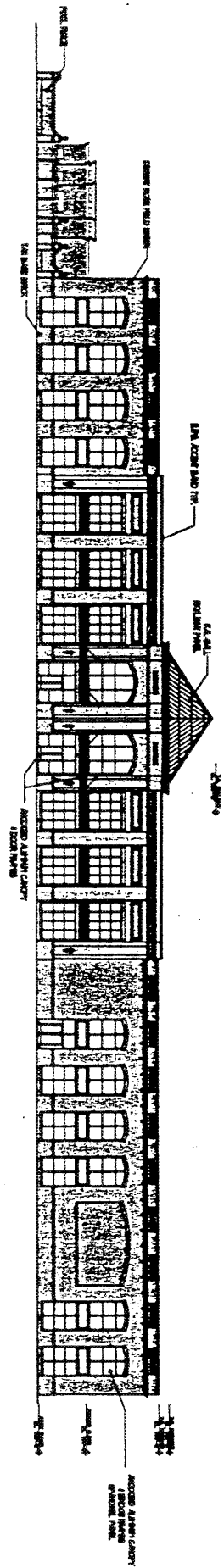
PROJECT:
LIFETIME
FITNESS
TEMPE, AZ

TITLE:
SECOND FLOOR

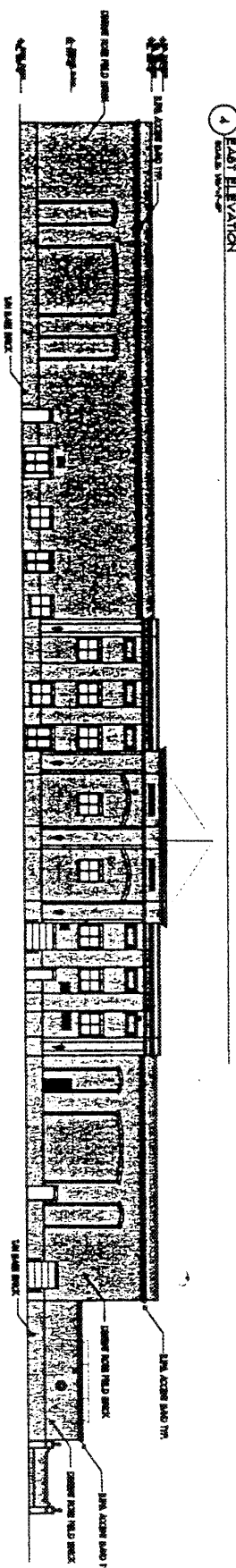
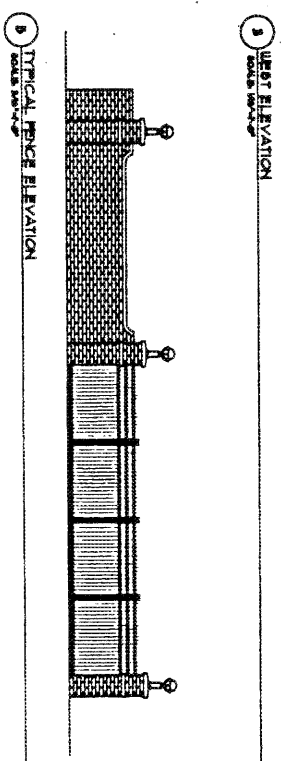
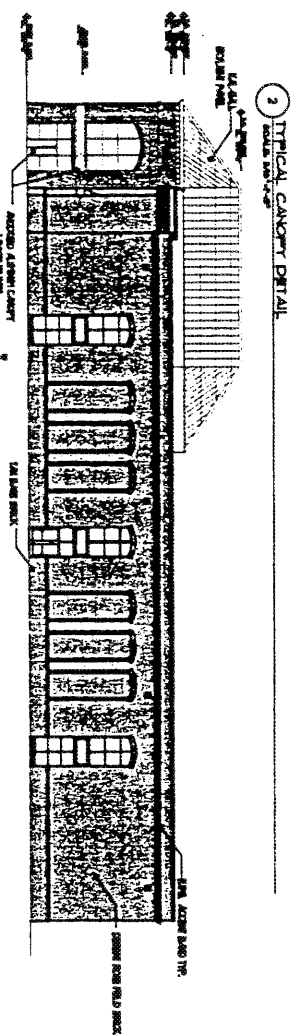
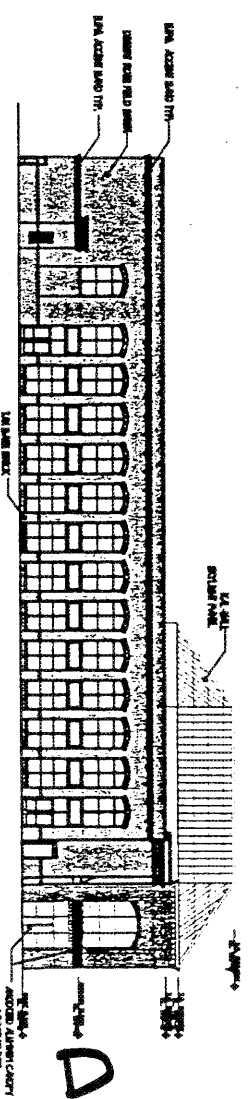
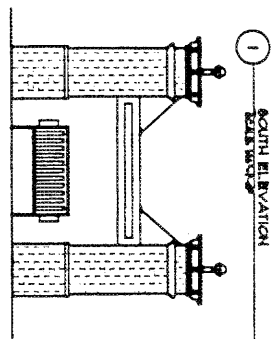
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DATE: 8/30/00
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SEP 05 2000



AUG 29 2001



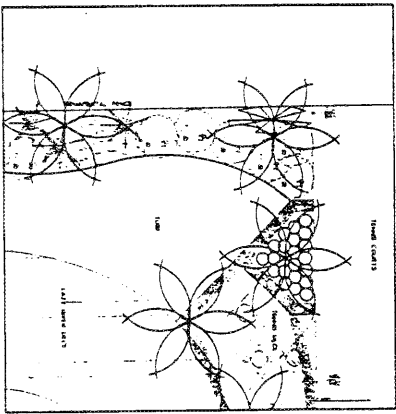
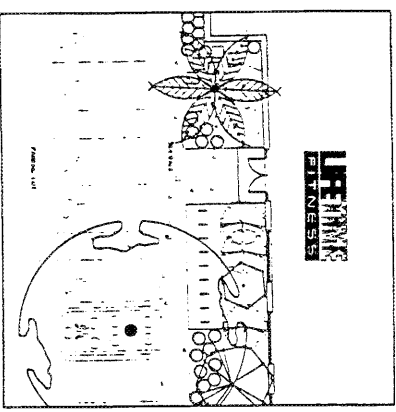
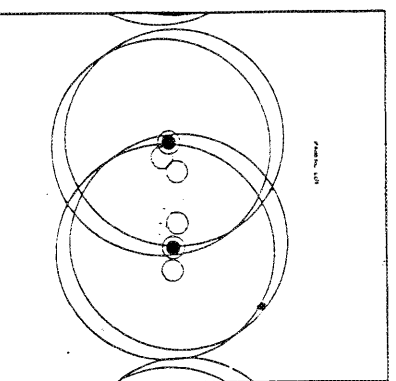
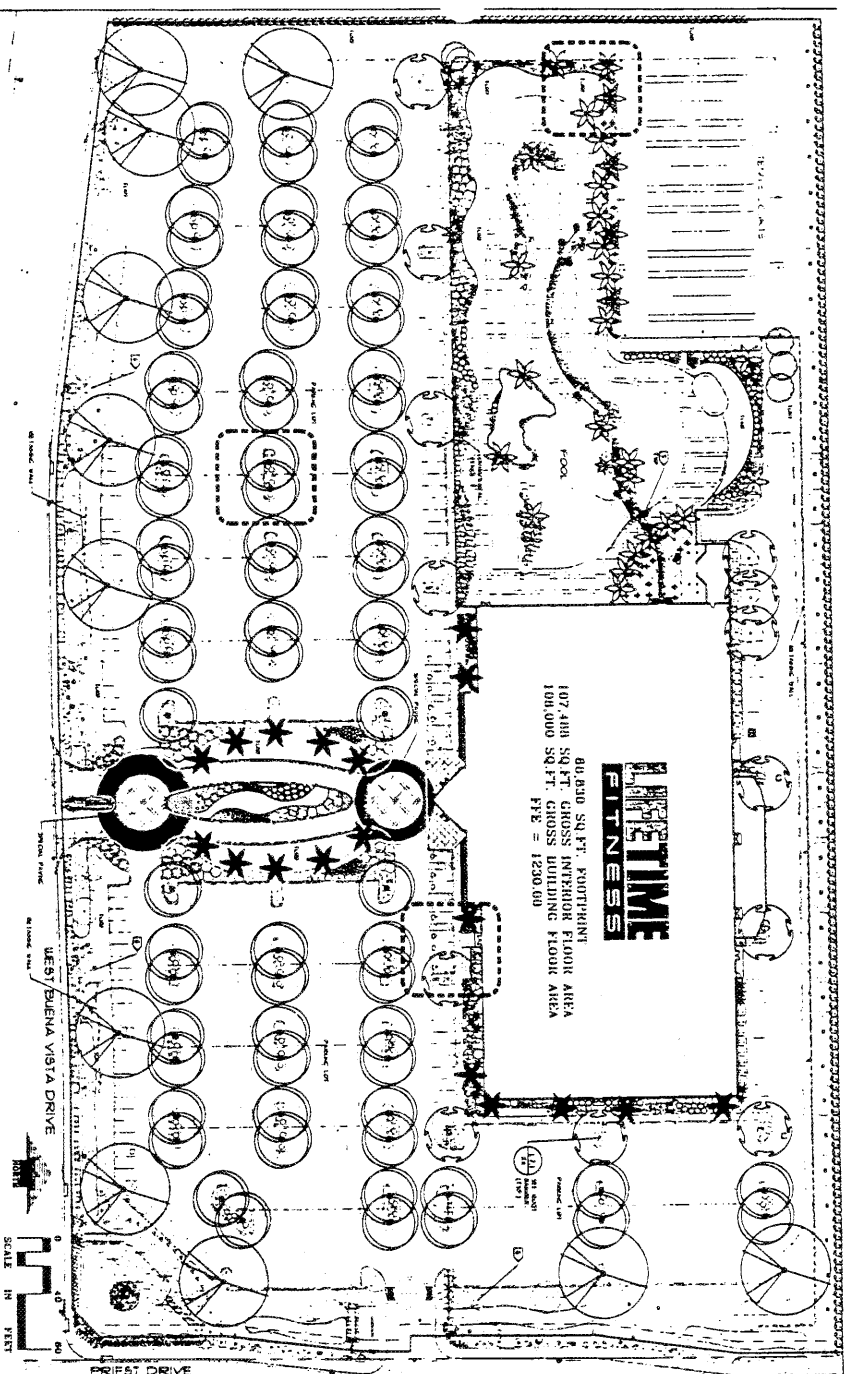
SEP 15 2001

TEMPE, AZ LIFE TIME FITNESS CENTER



EXTERIOR ELEVATIONS





PRELIMINARY PLANT SCHEDULE

SYMBOL	PLANT	QUANTITY	REMARKS
1	1" CAL. PALM	20	1" CAL. PALM
2	2" CAL. PALM	20	2" CAL. PALM
3	3" CAL. PALM	20	3" CAL. PALM
4	4" CAL. PALM	20	4" CAL. PALM
5	5" CAL. PALM	20	5" CAL. PALM
6	6" CAL. PALM	20	6" CAL. PALM
7	7" CAL. PALM	20	7" CAL. PALM
8	8" CAL. PALM	20	8" CAL. PALM
9	9" CAL. PALM	20	9" CAL. PALM
10	10" CAL. PALM	20	10" CAL. PALM
11	11" CAL. PALM	20	11" CAL. PALM
12	12" CAL. PALM	20	12" CAL. PALM
13	13" CAL. PALM	20	13" CAL. PALM
14	14" CAL. PALM	20	14" CAL. PALM
15	15" CAL. PALM	20	15" CAL. PALM
16	16" CAL. PALM	20	16" CAL. PALM
17	17" CAL. PALM	20	17" CAL. PALM
18	18" CAL. PALM	20	18" CAL. PALM
19	19" CAL. PALM	20	19" CAL. PALM
20	20" CAL. PALM	20	20" CAL. PALM

LIFETIME FITNESS
 10700 W. BUCKLEBOURNE DRIVE
 SUITE 100
 TEMPE, AZ 85284

Tempe

CITY OF TEMPE
 600 N. GILBERT
 TEMPE, AZ 85284

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT: LIFETIME FITNESS
 10700 W. BUCKLEBOURNE DRIVE
 TEMPE, AZ 85284

LANDSCAPE PLAN
 L2.1

LANDSCAPE NOTES:

- ALL PLANTS SHALL BE SUPPLIED BY THE LANDSCAPER AND SHALL BE INSTALLED BY THE LANDSCAPER.
- ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN.
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SEP 05 2000

PROJECT NARRATIVE
JUSTIFICATION FOR USE PERMIT/PARKING VARIANCE

Life Time Fitness is a privately held corporation headquartered in Eden Prairie, Minnesota that proposes to develop a 108,000 square foot full service health club and fitness center on approximately 12 acres of I-1 and I-2 zoning in the new planned employment center known as Emerald Center. The subject site is located on the west side of Priest Road approximately 1/2 mile south of Elliot Road. This property was originally granted zoning approval in November of 1978. Approval of the subdivision creating Emerald Center was approved in January of this year.

This request for a use permit is being filed in accordance with Section 4, Part 2. D. 17 to allow a retail or commercial use in the I-1 and I-2 districts through a use permit. Life Time Fitness proposes to develop a family fitness and recreation center which provides its members with state-of-the-art exercise facilities and a broad array of equipment and services to meet the health fitness and wellness needs of the entire family. Life Time differentiates itself from other competing fitness clubs because Life Time Fitness caters to both individuals and families, offering its amenities and services at a value-oriented price.

The facilities at Life Time include aerobic studios, basketball/volley ball courts, tennis courts, cardiovascular training, a child center, climbing walls, free weights, racquet ball/squash courts, resistance training, saunas, swimming pools, water slides and whirlpools.

The amenities and services at Life Time include 24 hour availability, free child care, free wellness education, free lockers and towels, small cafes, salons, personal trainers and massage therapy.

The activities and events at Life Time include aquatics, dance, eastern/martial arts, group fitness, rock climbing and other unique activities. Life Time Fitness has set a new industry standard by developing uniquely designed centers that provides a broader array of exceptional services and amenities created from a member point of view for the entire family.

The location for this type of use is outstanding being located immediately south of the Autoplex in an area of non-residential land uses. The facility is readily accessible by both the employees working in this area and the residential neighborhoods that are just approximately one mile away.

The standards of review for a use permit require a showing that the use would not be detrimental to persons residing or working in the vicinity, to adjacent property, to the

neighborhood or to the public welfare in general. Clearly, this is a very appropriate location being nearby, but not in or abutting those neighborhoods. This location has the added benefit of being a complimentary use to the Emerald Center and to the commercial retail, commercial services and employment uses in the larger surrounding area.

The architectural design of the building is outstanding being constructed of Desert Rose Field brick with tan brick base accents, architectural accents and significant areas of glass including an inviting signature entryway and skylight at the building's entrance. Pedestrian linkages with the perimeter streets and adjacent bus stop have also been built into the project.

The site plan meets all City requirements for development including landscaping, parking and fire access. Parking for this facility has been determined through a review of the interior space and the various uses in the building. Katherine Heffernan, of Heffernan and Associates and Staff have analyzed industry standards for this type of use as well as Life Time's own experience with their other facilities that are currently open and have documented the parking requirements for this development in the attached letter dated August 17, 2000.

A companion request to split this lot and create two lots, one for Life Time Fitness, is being filed with this project. Life Time Fitness proposes to develop only 12-acres of Lot One.

O:\INDEX\Lifetime Fitness\Emerald Center\docs\PROJECT NARRATIVE- 2.doc

AUG 29 2000

F

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Telefax (602) 265-2195

3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012

July 31, 2001

Dave Fackler
Director of Development Services Department
City of Tempe
P. O. Box 5002
31 East 5th Street
Tempe, AZ 85280

Re: Lifetime Fitness / Emerald Center (SIP 2000.57)

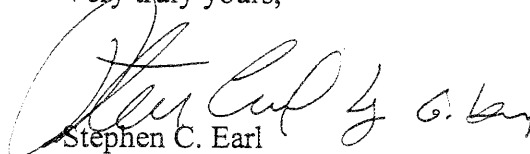
Dear Dave:

In September and October of 2000, Life Time Fitness applied for and was granted Site Plan approval for a twelve-acre site in the Emerald Center in Tempe. Due to various pre-existing construction and financial commitments, Life Time Fitness has not been able to commence construction on the property. With the expiration of the City development approvals rapidly approaching, Life Time Fitness is now seeking a one-year extension on those approvals. Although Life Time Fitness is anxious to commence construction on this fitness center in Emerald Center, they need additional time to complete all of the preparatory work.

Over this last year, Life Time Fitness commenced construction of seven new Life Time Fitness facilities around the country. All of these projects were further along in the development process than the site in Tempe and could not be delayed. For internal planning reasons, it has become necessary to move the commencement of construction on the Tempe facility until next year. This short delay has also allowed the master infrastructure for Emerald Center to be installed creating a better contextual setting for the opening of this new fitness center. We do not know of any adverse effect that would result from this requested time extension.

Even though a shorter extension might be sufficient, the ideal construction start for Life Time Fitness would be in the fall of the year, therefore we are requesting this one-year extension to September of 2002 to commence construction. Thank you in advance for your consideration of this request. Lifetime Fitness sincerely appreciates the wonderful cooperation they have received from the City of Tempe. If you have any questions on our project or this time extension request, please contact me or Gary King of our office.

Very truly yours,



Stephen C. Earl

SCE/mr